

43-119

RK 6613PG105

TRANSFER
TAX
PAID

WARRANTY DEED
(Joint Tenancy - Statutory Short Form)
025684

I, **Andrea A. Nguyen** of Waterville, Kennebec County, Maine, for consideration paid, grant to **Dolores Weymouth**, whose mailing address is 265 Main Street, Apt. 2, Waterville, Maine 04901, with **Warranty Covenants**, a certain lot or parcel of land situated in **Waterville**, Kennebec County, Maine and more particularly bounded and described as follows, to wit:

BEING lot numbered one hundred fifty-six (156) on Plan of Rosemar Park as amended made for L.N. Violette Co., Inc., April, 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected or allowed to stand upon said lot within twenty-five (25) feet of Matthews Avenue or within five (5) feet of the west and east boundary line;
2. That no residences for more than two families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or second hand goods, automobiles, machines, junk or salvage materials of any kind;
5. That no separate garage shall be built thereon larger than twenty (20) by twenty (20) feet, two (2) car, and that the front of said garage shall not be nearer to Matthews Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than six thousand dollars (\$6,000.00) shall be built thereon.

BEING the same premises conveyed by James E. Provost and Rose L. Provost to Tam V. Nguyen and Andrea A. Nguyen by deed dated February 4, 1987 and recorded in the Kennebec County Registry of Deeds in Book 3149, Page 5. Tam V. Nguyen conveyed his one-half interest in the above premises to Andrea A. Nguyen by Quit Claim Deed dated April 29, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5667, Page 121.

Skinner P Book 2

43-119

RK 6613PG106

Witness my hand and seal this 27 day of August, 2001.

Witness

Andrea A. Nguyen
Andrea A. Nguyen

STATE OF MAINE

_____, ss.

August 27, 2001

Then personally appeared the above named Andrea A. Nguyen and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Diane L. Sherman
Notary Public

Printed Name

DIANE L. SHERMAN
Notary Public, Maine

My Com. Exp.

My Commission Expires May 12, 2005

RECEIVED KENNEBEC SS.

2001 SEP -5 AM 9:00

ATTEST: Loraine Reed Wilson
REGISTER OF DEEDS